

District IV Advisory Board Minutes
September 14, 2015
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The District IV Advisory Board meeting was held at 6:30 p.m. at the Alford Library at 3447 S. Meridian, Wichita, KS 67217; Council Member Blubaugh, seven District Advisory Board members; seven City staff, and two members of the public were present.

Members Present

Hestel Sewell
Nick Hoheisel
Matt Lashley
Kit Corby
Don McManamey
David Kapaun
Rebecca Robertson
Vice Mayor Jeff Blubaugh

Staff Present

Case Bell, Community Liaison
Battalion Chief Newby, Wichita Fire
Officer Douty, Wichita Police
Officer Robinson, Wichita Police
Rebecca Greif, Public Works
Shawn Maloney, Public Works
Dale Miller, Planning

Members Absent

Phillip Mosher
Benny Boman
Michael Gomm
John Whitmer
Alex Garcia*
*Youth Member

Guests

Listed on last page

ORDER OF BUSINESS

At 6:30 p.m. **Council Member Jeff Blubaugh** called the meeting to order. Minutes from the August 3, 2015, meeting were approved. Agenda for the current meeting was approved.

STAFF AGENDA

Battalion Chief Newby, Wichita Fire, reported that the Fire Department completed its stair climb event last Saturday in remembrance of 9/11 with more than 100 participants. The next two weeks are the Wichita HOT event which is a training event for firefighters from all over the United States. He also reminded people to check their smoke alarms and filters on furnaces.

Officer Douty, Wichita Police, reported on Beat 13 and Patrol West. They are seeing steady rates of car larcenies (purses, wallets, credit cards, etc.). Special assignments were done to track down the goods and ID the suspects from videos. Tomorrow is Celebrate Safe Communities Day with 13 or 14 block parties out west. The 13 beat and Osage cleanup went well with around eight dumpsters.

DAB? Any specific areas for car breakins? **A:** A lot are in apartments such as the ones at Maple and McLean, really anywhere there is a large number of unattended cars.

Officer Robinson, Wichita Police, reported on Beat 299. There has been an increase in auto thefts, a lot of Hondas and newer cars. A lot of the car dealerships are seeing people take vehicles for test drives and not bring the vehicles back. Burglaries are up. Also warned about being cautious when disposing of old drivers licenses or checks to avoid identity theft.

PUBLIC AGENDA

Scheduled Items

None

Off Agenda items

Herb Duncan, 814 N Colorado, spoke regarding the history of the Confederate Battle Flag and spoke against its removal from Veteran's Park. He feels that since Congress passed a law stating all Confederate soldiers were to be treated as American veterans that removing their flag is an insult to veterans everywhere. He also reported that he tried to speak to the Veteran's Park manager and the Mayor but no one would return his calls.

NEW BUSINESS

Scheduled Items

Rebecca Greif, Engineering, presented a petition to extend the water line on Sheridan Avenue, north of Pawnee. Sheridan Avenue is currently a partially paved street in an industrial area north of Pawnee Avenue, east of West Street and unserved by water and sewer. On June 1st, the District Advisory Board recommended approval of paving Sheridan Avenue and on July 7th the City Council approved that petition.

A sewer petition signed by 100% of the resident owners, representing 100% of the improvement district area, was submitted in support of proposed sewer extension and will go to City Council for approval on October 6, 2015.

A water petition signed by 100% of the resident owners, representing 37.3% of the improvement district area, was submitted in support of proposed water line extension. The petition is valid per Kansas Statute 12-6a01.

DAB? Is that paved all of the way down Sheridan? **A:** Not all the way.

Public? Can the owners have more fire hydrants put in at this time? **A:** Yes, they can work with engineering to accomplish that.

Public? What will the financial impact be for the empty lots? **A:** Due to the property being unplatted they can defer the expenses until the land is developed.

Public? What impact will shutting the water off for construction have on businesses? **A:** Without the valve map it's hard to say but they will aim for minimal disruption.

Motion: That the District Advisory Board recommend approval of the water extension agenda.

Result: Motion passed, 7-0.

Dale Miller, Metropolitan Area Planning Department, presented planning case CUP2015-00023, a request for an Amendment to Parcel 14 of the Ridge Plaza Community Unit Plan DP-37 to permit a hotel and to increase the gross square footage from 34,242 to 50,000 square feet. The site is located 840 feet South of West University Avenue, 1,575 feet east of South Woodchuck Lane (North of West U. S. Highway 54/400 Kellogg Avenue, west of Eisenhower Airport Parkway). The subject property is currently undeveloped. Parcel 14 is zoned General Commercial (GC) and permits the following uses: service and retail commercial, offices, financial institutions, medical offices and clinics, restaurants, private clubs, theaters, racquetball, tennis and health club facilities and manufacturing.

Motion: That the District Advisory Board recommended that the request be approved subject to the two listed conditions.

Result: Motion passed 7-0.

Dale Miller, Metropolitan Area Planning Department, presented planning case ZON2015-00032, a request for TF-3 Two-Family Residential zoning generally located midway between Harry Street and Pawnee Avenue, east of Sheridan Avenue on the north side of May Street. The applicant is requesting TF-3 Two-Family Residential (TF-3) zoning on the platted approximately 75-foot (x) 100-foot SF-5 Single-Family Residential (SF-5) zoned site.

Extensive LI limited Industrial (LI) zoned land, active railroad tracks and Kansas Highway K-42 define the boundaries of the subject site's small single-family residential neighborhood. SF-5 zoned single-family residences (built mid and late 1950s and 1970) abut and are adjacent to the east, west and north sides of the subject site. A TF-3 zoned duplex (built 1977) is located the next block northeast of the subject site. LI zoned vacant land and railroad tracks are located three blocks east of the site. The LI zoned Metal Fab steel fabrication facility (built 1972-2007) is located south of the site, across May Street. More LI zoned manufacturing facilities, office-warehousing and similar uses, with some undeveloped lands are located a half a block west of the site, across Sheridan Avenue, and a half block south of the site, across May Street and active railroad tracks.

DAB? Is it currently vacant without structures? **A:** Yes.

DAB? Directly south of the property is all commercial? **A:** Yes.

DAB? How is denial of zoning changes an economic hardship? **A:** It's due to a loss of economic opportunity.

Motion: The District Advisory Board recommended that the request be approved.

Result: Motion passed 7-0.

Dale Miller, Metropolitan Area Planning Department, presented planning case ZON2015-00034, a request for a Central Business District (CBD) generally located west of McLean Boulevard, east of Oak Street on the south side of Douglas Avenue. The site is located in (and subject to) the Delano Overlay Neighborhood District (D-O). The site's brick or fake stucco one and two-story downtown row stores (built 1928, 1930 and 1950) are currently occupied by several restaurants and retail. An expansion of the site's pizza restaurant triggered conformance to parking standards for the restaurant. The CBD zoning district more effectively resolves such issues as parking (no minimum parking standards) and setbacks that could be triggered by a change in occupancy. This is the latest application for CBD zoning in the D-O along Douglas Avenue and in the future there will be more applications for CBD zoning along Douglas Avenue within the D-O for the MAPC to consider. In the previous zoning cases a lack of on-site parking was the issue.

DAB? Do they have immediate plans for the property? **A:** Unknown, it's currently a pizza place.

DAB? Does each owner have to bring a request for their specific property? **A:** Yes.

Motion: The District Advisory Board recommended that the request be approved.

Result: Motion passed 7-0.

BOARD AGENDA

A **Board Member** spoke regarding Beechcraft employees being told they could no longer turn left onto Webb from eastbound Kellogg due to Kellogg construction. Feels that having to go to Greenwich

or Rock road and come south on Webb is an unnecessary hardship. **Council Member Jeff Blubaugh** responded that he shared the concern with District II Council Member Pete Meitzner and doesn't think he should be involved since it's not his district.

Council Member Jeff Blubaugh shared that a couple of CIDs came before council. Some people expressed concern about them, but the Council Member believes that it's a free market thing and if someone doesn't want to pay the extra tax then they shouldn't go to that business.

Meeting was adjourned.

The next meeting for District Advisory Board IV will be held at 6:30 p.m., October 5, 2015, at Lionel Alford Library, 3447 S. Meridian.

Respectfully submitted,
Case Bell, Community Liaison – Districts III and IV

Guests

Eric Powell
Herb Duncan